

18.84.250: MOBILE HOME PARKS:

- A. Purpose: The owners of a tract of land of not more than five (5) acres, which land lies in the R-3 zone, in which mobile home parks are a conditional use, may construct a mobile home park thereon upon compliance with the regulations as set forth in this section, and [title 17](#) of this code on subdivisions.

The intent of this provision is:

1. To help provide a home for every family, especially lower and middle income families;
 2. To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes in certain zones within the city;
 3. To do so in a manner that will promote the objectives and purposes of this zoning title and the general plan and to protect the integrity and characteristics of the zones contiguous to those in which mobile home parks are located.
- B. Mobile Homes: Each mobile home that is set up within the mobile home park shall have been manufactured under HUD standards and certified by HUD. Each mobile home shall be anchored by six (6) tie downs (screw anchor with cable tie down or equivalent) around the outside perimeter of the unit.

C. Streets:

1. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets. Mobile home spaces shall not have direct access to public streets.
2. All streets in a mobile home park shall have a paved width of not less than fifty feet (50'), including curb, gutter, and sidewalk. All streets shall be constructed in accordance with the standard specifications of the city for construction of city streets, including, but not limited to, type and thickness of base, compactions, thickness and type of pavement. No street shall be constructed until the design therefor has been approved by the city engineer or the superintendent of the street department. Before giving such approval, the engineer or superintendent may require submission of the results of California bearing ratio tests of the subgrade at such locations as the engineer or superintendent may specify.
3. All streets shall be designed and constructed to provide adequate surface drainage. The maximum grade on any street shall not exceed eight percent (8%).
4. Dead end streets shall be allowed only under the following conditions:
 - a. The dead end street shall not exceed two hundred fifty feet (250') in length measured to the center of the cul-de-sac. Each such dead end street shall have a cul-de-sac that conforms to the Mapleton City standard drawings.
 - b. A temporary dead end street may be constructed with a length not greater than one mobile home space if it is intended to continue the dead end street into a future phase of the mobile home park to connect to a future public street.
5. All street intersections within mobile home parks shall be as nearly as practicable at right angles. There shall be no offset intersections or intersections with more than four (4) legs.

D. Curb, Gutter And Sidewalks:

1. All streets in a mobile home park shall have concrete curb, gutter and sidewalk on each side. The curb and gutter shall be two feet (2') in width and a roll top, drive over design. The sidewalk shall be four feet (4') in width. The curb, gutter and sidewalk shall have a thickness of six inches (6") throughout the mobile home park. All concrete shall conform to standard city specifications for curb, gutter and sidewalk.

2. Each mobile home space shall be connected to the sidewalk along the street or to a paved parking space by a paved walkway with a width of not less than four feet (4').

E. Common Area: Each mobile home park shall include a common area no less than one-tenth (1/10) of the size of the project and be landscaped with grass, trees, and shrubs. The planning commission may require playground equipment to be installed in the common area.

F. Landscaping:

1. Each mobile home lot shall be required to be landscaped with grass as a minimum around each unit.

2. A ten foot (10') open area around the park perimeter shall be provided, as determined by the design review committee.

G. Parking:

1. Each mobile home space shall include a paved parking space with a minimum size of eighteen feet by eighteen feet (18' x 18'). The parking space shall be paved with concrete and shall be provided with a paved access to the street.

2. Each mobile home park shall also include visitor parking in addition to that required by subsection G1 of this section. There shall be a minimum of one space of visitor parking for each four (4) mobile home spaces (or portion thereof) in the mobile home park. All visitor parking shall be located within a reasonable distance of a group of mobile home spaces as approved by the planning commission. Each visitor parking space shall be a minimum of ten by twenty feet (10 x 20').

H. Utilities:

1. Each mobile home space shall be provided with a connection to the municipal sanitary sewer system. All such connections shall be constructed and made in accordance with standard city specifications and in compliance with all health regulations.

2. All sewer lines within a mobile home park shall be constructed within a street and shall be constructed to standard city specifications for sewer lines in residential subdivision. Sewer lines shall be of such size as the city engineer shall determine to be necessary to accommodate anticipated flows.

3. All off site sewer lines and related facilities which may be required as a condition of approval of a mobile home park shall be constructed in accordance with standard city specifications.

4. Fire hydrants shall be constructed within or adjacent to a mobile home park as required by the fire chief to comply with the fire code; provided however, the minimum spacing between hydrants, when measured along the street, shall be four hundred feet (400').

5. The mobile home park may provide a water meter for each mobile home space or a master meter for all water supplied to the mobile home park. Rates and charges for connection to the culinary water system and use thereof shall be as determined by the current rate resolution adopted by the city council.

I. Other Utilities: Each mobile home space shall be provided with underground electric, natural gas, and telephone service. All other utility and communication systems which may be installed shall also be underground.

J. Street Lighting:

1. Street lighting within a mobile home park shall be designed and installed as approved by the planning commission.

2. Street lighting at potential hazardous locations, such as intersections, steps, or ramps shall be designed and installed as approved by the planning commission.

K. Storage Area: A mobile home park shall include an area within the mobile home park for the storage of boats, campers, trailers and similar items. The storage area shall include one space for each five (5) mobile home spaces (or portion thereof) in the mobile home park, which shall be in addition to all parking required by subsection G of this section. The storage area shall be enclosed in a fence which complies with section [18.84.100](#) of this chapter.

L. Survey Monuments: Permanent survey monuments shall be installed within each mobile home park to the same extent as required in residential subdivision.

M. Lot Requirements:

1. Each mobile home space shall be minimum of four thousand (4,000) square feet in area.

2. Each mobile home space shall abut on a street within the mobile home park for a distance of not less than fifty feet (50') frontage.

3. Not more than one mobile home or dwelling unit shall be placed upon each mobile home space.

4. Each mobile home space shall have a front yard of not less than ten feet (10') measured from the back of the sidewalk. The towing hitch of the mobile home shall not project into the required front yard.

5. Each mobile home space shall have a rear yard of not less than five feet (5').

6. Each mobile home space shall have a side yard on each side of not less than five feet (5'). Provided, however that on a corner space the side yard adjacent to the street shall be not less than ten feet (10'); except that when the side yard is adjacent to a public street not within the mobile home park, the side yard shall be thirty feet (30').

7. Accessory buildings shall be located at least twenty feet (20') from the back of the sidewalk. An accessory building may be located on the side or rear line of a space provided it is located more than forty feet (40') from the street, is located more than ten feet (10') from any mobile home or dwelling unit on the space or any adjacent space, has no openings on the side or sides contiguous to the space boundaries, and discharges no roof drainage onto the adjoining space. All other accessory buildings shall be located at least five feet (5') from the space boundary.

8. Each mobile home park lot shall provide a flat concrete surface equal to the blocking area required for setup of the mobile homes.

N. Solid Waste Collection And Disposal: Solid waste collection and disposal shall be provided by the city.

O. Site Plan: Each mobile home park shall be constructed only in strict compliance with a site plan approved by the planning commission. Such site plan shall show compliance with the foregoing requirements set forth in this chapter, compliance with all other provisions of city ordinances, and the following additional items: all recreational areas and other amenities, all other common areas, drainage and flood control structures and facilities, fences, walls, hedges and any other matters deemed by the planning commission to be necessary for proper review of the proposed mobile home park.

P. Standards And Requirements: The number of mobile homes shall be limited to 4.5 units per acre.

Q. Guarantees And Safeguards:

1. Continuing Obligation: In order to ensure that the mobile home park will be properly maintained, the developer shall prepare and submit a document setting forth management policies, covenants, conditions and restrictions relating to the proper maintenance of the mobile home park and when approved by the city council shall be recorded in the office of the county recorder. Among other things the document shall provide that failure on the part of the developer or his assigns, renters or lessors to maintain the mobile home park in accordance with the approved management policies, covenants, conditions and restrictions shall constitute a public nuisance endangering the health, safety, and general welfare of the public and a detriment to the surrounding community and that in addition to any other remedy provided by law for the abatement, removal and enjoyment of such public nuisance, the city may remove or abate the nuisance and charge the cost thereof to the owners as provided by chapter 11 of title 10, Utah Code Annotated, as amended.

2. Development In Parks: The parks and play areas shall be protected against building development by conveying to the city an open space easement over such open areas, restricting the area against any future building or use, except as consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Buildings or use for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the city council, following approval of building site and operational plans by the planning commission.

3. License Required: Prerequisite to the operations of any mobile home park in the city shall be the obtaining of an annual license. The yearly fees shall be set by resolution of the Mapleton City council. It shall be unlawful to operate a mobile home park without first obtaining a license and the license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as set forth in this title. (Ord. 2002-05, 3-20-2002)